

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of Land Use from Partly Commercial Use Zone and Partly Residential Use Zone to Institutional Use Zone (Integrated Mega Agriculture Hub) in Sy.Nos. 121/1, 123, 124, 126 to 132, 136, 137, 141, 155 to 157 of Moosapet (V), Balanagar (M), R.R. District to an extent of Ac.15-37 Gts (after leaving Circulation area and Land Reserved for Hyderabad Metro Rail) – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 309

Dated: 22.07.2010.
Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.15204/MP1/Plg /H/08, dated: 12.02.2009.
2. Government Memo No.2967/I1/2009, Municipal Administration & Urban Development Department, Dated: 25.07.2009.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.15204/MP1/Plg/H/ 2008, dated: 16.07.2010.

O R D E R:

The draft variation to the land use envisaged in the Extensive Modification to the Master Plan notified vide G.O.Ms.No. 288, MA, dated: 03.04.2008 issued in Government Memo 2^d read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 363, Part-I, dated: 30.07.2009. No objections or suggestions have been received from the public within the stipulated period. It is informed by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that an amount of Rs. 61,34,977/- (Rupees Sixty one lakhs Thirty four thousands Nine hundred and Seventy seven only) would be adjusted towards Change of land use in books of accounts under the appropriate heads in the annual accounts for the year 2010-11 by way of book adjustment. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 29.07.2010.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District, Hyderabad.
Sf /Sc

// FORWARDED :: BY ORDER //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Extensive Modification to the Master Plan notified vide G.O.Ms.No. 288, MA, dated: 03.04.2008, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 363, Part-I, dated: 30.07.2009 as required by sub-section (3) of the said section.

VARIATION

The site in Survey Nos. 121/1, 123, 124, 126 to 132, 136, 137, 141, 155 to 157 of Moosapet (V), Balanagar (M), R.R. District to an extent of Ac. 15-37 Gts (after leaving Circulation area and land Reserved for Hyderabad Metro Rail) which is presently earmarked for Partly Commercial Use Zone and partly Residential Use Zone in the Extensive Modification to the Master Plan notified vide G.O.Ms.No. 288 M.A. dated: 03.04.2008 is designated as Institutional Use Zone (Integrated Mega Agriculture Hub and Uses as per G.O.Ms.No. 559, M.A. dt. 12.08.2008 and Lease Deed executed by HMDA), subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. the Change of land use shall not be used as the sole reason for obtaining exemption from the provisions Urban Land Ceiling Act, 1976.
9. After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the proposed 30 mts. Road passing through the site under reference along the existing H.T. line shall be retained.
13. that, no multiplex shall be allowed in the above site.
14. that the lessee has to fulfill all the conditions viz., i to xiii stipulated in G.O.Ms.No. 559, MA, dated: 12.08.2008.

SCHEDULE OF BOUNDARIES

NORTH: Sy.No. 167, 165, 158, 159, 160, 161 & 162
of Moosapet (V) and 434 of Kukatpally (V).

SOUTH: N.H. No. 9

EAST : Sy.No. 421 to 423 & 433 of Kukatpally (V)

WEST : Sy.No. 141 of Moosapet and Metro Shopping Mall.

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER